
S-2844
NEW CENTURY PLACE SUBDIVISION, SECTION 2
2nd Primary Approval Extension Request

STAFF REPORT
July 13, 2006

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REQUEST MADE, PROPOSED USE, LOCATION:

The developer, Realty Advisors, Inc., is requesting a second 2-year extension of the conditional primary approval, originally granted August 18, 1999. Unless extended again, the approval will expire on August 18, 2006. The site is located on the south side of SR 26, across from the Post Office, in Lafayette, Fairfield 27(NE)23-4.

STAFF COMMENTS:

This subdivision is a replat of two commercial lots (served by a private street) into 5 lots on a public street. The construction plans were approved and a two lot final plat recorded in August 2005. The private street (Century Place) has now been upgraded and accepted as a public street, and sanitary sewer and water mains have been installed and accepted.

STAFF RECOMMENDATION:

Approval, contingent on any applicable conditions of the original primary approval.

(The following are the original conditions for primary approval for S-2844.)

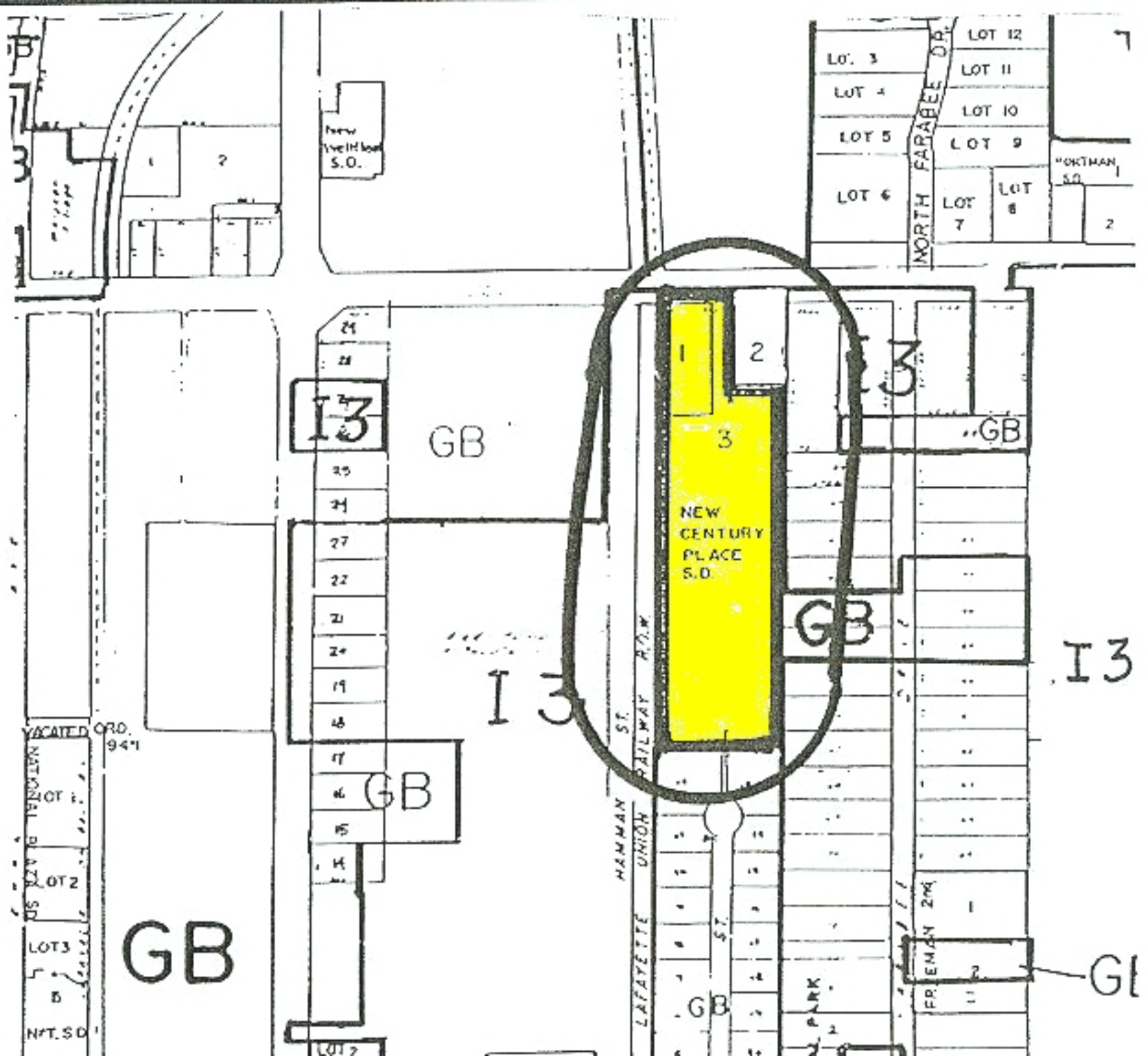
A. Variances

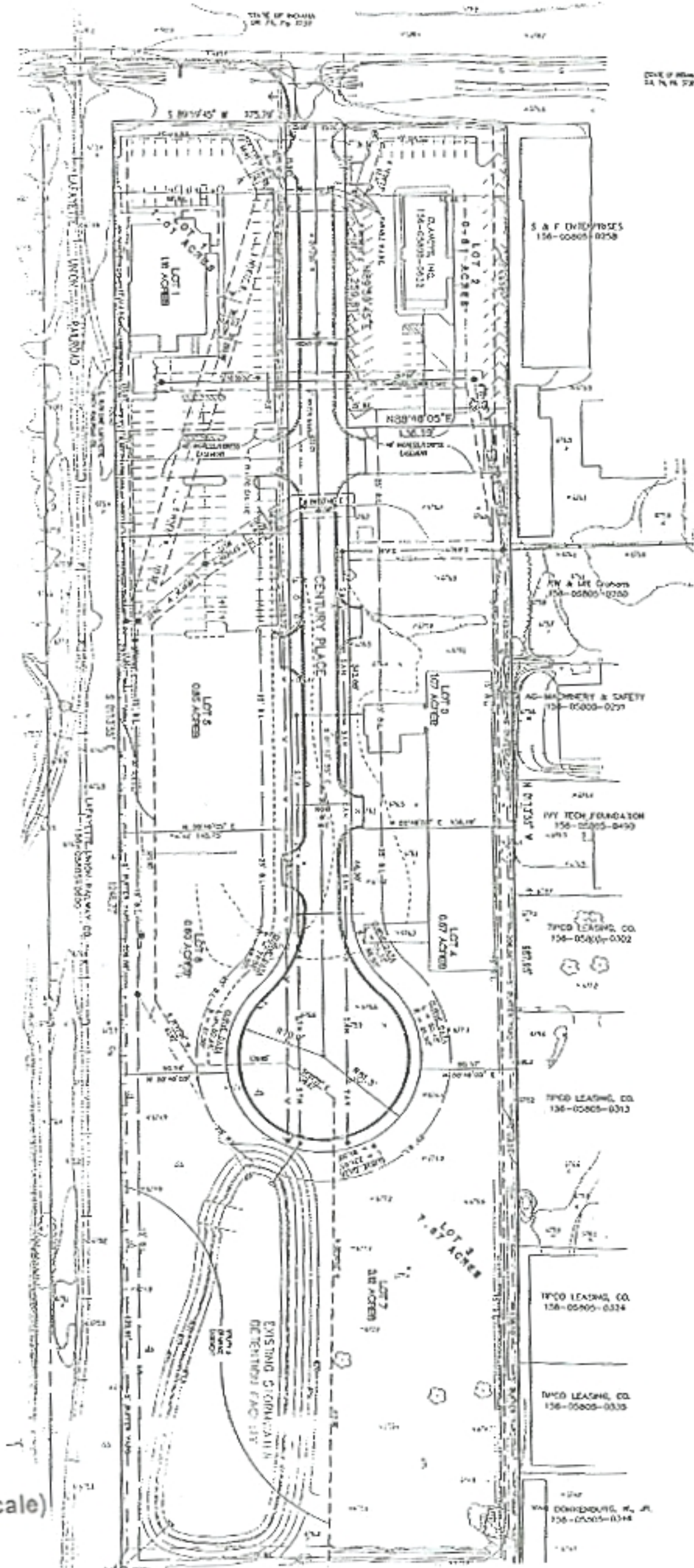
1. A variance to reduce the required pavement width from 34 ft. to 31 ft. (from back of curb to back of curb.) To be applied to the existing drive, between Lots 1 and 2 (Century Place).
2. A variance to reduce the required width of right-of-way from 60 ft. to 50 ft. for the existing drive, between Lots 1 and 2.
3. A variance to waive the installation of sidewalks on the West Side of Century Place.

B. Conditions

1. For the new street extension, beyond Lot 1, Century Place shall be built to the 34 ft. wide USO standard (measured from back of curb to back of curb) and platted with a 60 ft. wide right-of-way. These shall be shown in the construction plans and on the final plat.

2. The original vehicular access restrictions shall be carried through on the new plat.
3. At the time of secondary approval, if there is a mortgage on this property, a release from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
4. If an upgrade is required, the driveway permit for the SR 26 entrance shall be approved by the Indiana Department of Transportation. The detailed plans for this permit shall be made a part of the construction plans.
5. An Erosion and Sediment Control Plan meeting the requirements of 327 I.A.C. 15-5 shall be approved by the Tippecanoe County Soil and Water Conservation District, as part of the construction plans.
6. All existing easements, covenants or restrictions shall be shown on the final plat(s) and referenced with the corresponding recording information (Document Number and date recorded).
7. An overall utility coordinating sheet shall be included in the construction plans. This utility sheet shall be approved and signed-off by the non-government utility companies.
8. All required setbacks shall be shown on the final plat(s).
9. The street addresses and County Auditor's Key Number shall be shown on the final plat.
10. If the bufferyard variances are approved by the Lafayette Division of the ABZA, the variance case number and approval date shall be noted in the construction plans with the bufferyard details.





S-2844--NEW CENTURY PLACE (not to scale)